

BURIEN BUSINESS AND ECONOMIC DEVELOPMENT PARTNERSHIP

(BEDP)

MEETING MINUTES

Date: January 26, 2007

Time: 7:00 – 8:30 AM

Members Present: Kevin Fitz, David Elliott, Jim Hughes, Doug Moreland, Ryan Warnes, Harvey Aulgur, Debra George, Nancy Damon, Mark Minium, Rick Cosgrave, Karen Lautermilch, John Welch

Absentees: Tom Gehl

Excused Absentees: Bob Ewing

Staff: David Cline, Assistant City Manager, Dick Loman, Economic Development Manager; Janet Stallman, Department Assistant, City Manager's Office, Joline Wright, Economic Development Assistant

Guests: Dean Parkins & LaVonne Parkins, Denna Cline, NHYUS, Kim Sharpe, Miller Condominium Marketing, Allison Clark, King County Economic Development Office, and Marco Milanese, Port of Seattle.

Call to Order: Meeting opened at 7:00 a.m. by Chairman Kevin Fitz

Introductions: Each person introduced themselves.

Minutes: John Welch moved to approve the minutes of the December 1st meeting; motion seconded. Motion passed unanimously.

Chair's Report: Kevin Fitz

Kevin welcomed everyone after a long break. He mentioned that the business disconnect which occurred due to the weather might make for an interesting topic in the future, as well as better preparedness for such events. Kevin commented that this year will have lots of changes at the City. We have a new City Manager, a new City Hall, and will be having some significant staff changes, with two long standing directors retiring: Linda Gorton and Jan Roegner.

Town Square is getting ready to take off, and we will be seeing a lot of impact issues. The 1st Avenue S. construction will continue to impact business. Another issue to keep on our radar is annexation.

Kevin asked about the meeting of the Economic Development Outreach Committee. Doug Moreland reported for the group. The subcommittee met December 8, 2006 with John Welch. The group is working on putting together a program in the spring to, among other things, connect with our educational community and to plan Workforce Development Programs. Some suggestions included contacts at Highline Community College and Seattle Community College, as well as from Highline's Occupational Skills Center (OSC).

Another issue the group is talking about is what kind of business do we want to attract on Ambaum? They are trying to get some clarity. They want to work on an airport link and airport-related jobs. We also need to decide what kind of industries we want to attract. There are so many service industries here already including banking and construction.

When Bob Ewing is back in town, more information will be provided to the group for consideration.

City Manager's Report: David Cline, Assistant City Manager

David Cline reports that there is lots of good news in Burien. Since this group last met, the City has moved into the new Interim City Hall. We have a two-year lease on this building, which should be long enough to build the new permanent City Hall in the Town Square Center. In December, the City Council authorized additional money to allow for 14,000 - 15,000 SF in the new City Hall, which will accommodate added staff and/or future expansion needs.

Town Square is moving forward. The State Supreme Court decided not to review the Strobel family case. The City will soon receive a \$1.8 million check from Urban Partners as payment for a portion of the land that will be used to begin building the Town Square. Abatement of hazardous material is beginning in the PSESD building and will soon follow in Gottschalks. In March or April, both buildings will begin coming down, with construction to follow.

We are working with the State Legislature, asking for additional monies for a parking garage facility that would benefit the whole Town Square Park, City Hall and Library.

Burien is now on the Sound Transit 2 list. Burien is the only project that was added to the list. We are slated for a \$12.5 million dollar parking garage as part of the TOD.

Staff will be getting back to Council soon with more information on annexation, once we have received the long-term financial analysis. Joe McDermott & Eileen Cody are sponsors of legislation to provide a sales tax credit to help offset the cost of providing services to annexation areas. We are supportive of Seattle getting the same type of benefit that we would receive for annexing an area like north Highline.

Nominations for Citizen Awards are currently being accepted through February 6th. We would appreciate your support in nominating candidates. The categories for the awards are: Business Leader Award, Educational Leader Award, Environmental Leader Award, and Community Activist Leader Award. If you'd like to nominate an individual or group, email your nomination, along with a brief summary of why they are being nominated, to Joline Wright by February 6th. jolinew@burienwa.gov.

The storm event was the first time the City activated its Emergency Operations Center. The City did a quick update and review at Council a couple of weeks ago. At 5:00 am, activation of the EOC occurred. By 6:15 am, the EOC was fully staffed. A new Emergency Preparedness Coordinator will be hired cooperatively between the cities of Des Moines, Normandy Park, Burien and SeaTac, probably at the end of February. We need to bring in business to the discussion to see how we can better meet your needs, etc.

David Cline passed out Council retreat notes, highlighting what goals will be for the coming year. Some of these items include: community outreach to diverse groups, emergency preparedness plans; sustainability, financial stability.

The City has two interns from the UW Evans School of Public Affairs. One will be working on sustainability, and one will be working on Economic Development.

Questions and Answers

David Elliott asked whether there is a possibility of working with PSE during the summertime to trim trees? He requested that PSE provide information as to how they coordinated their work after the storm and what they learned from this event. He also suggested that residents could be asked to trim their trees, to help prevent power outages.

It was noted that no snow plows came out until late in the day after it snowed, which impacted businesses. Also, a local rental company rented 100% of their equipment to the hospitals, and allowed no other business any chance at all to rent equipment to clear their properties of snow. Both of these items significantly impacted businesses.

It was asked when the sand would be removed from the streets? Also, it was noted the Pet Center will be torn down at the same time Gottschalks is torn down. Doug Moreland asked how long the interns will be working at the City. They will be working through June. David Cline hopes this is the beginning of a partnership that would keep interns coming.

Doug Moreland stated that Burien has generational issues – an aging population, older housing stock, and turnover. He wonders how Burien positions itself on this issue. He'd like to get leaders involved on a panel. Doug wonders whether the interns may be of some help to the committee. David Cline said that the Planning Commission will be talking about housing, and what are the right kinds of housing for Burien.

Discover Burien Report – Debra George

Debra distributed a 1st Ave. S. update. The 1st Ave. S. project is continuing to move forward. In approximately 90-120 days, PSE is looking to change over its power load south of 160th. Debra is working with local banks in trying to come up with some kind of loan package to help business owners finance the expense of hooking up to the new grid.

Debra announced that the Empty Bowls Event is taking place at Moshier Community Center tonight from 4-8 PM, and invited everyone to attend. Soup is being donated by 5 local restaurants and Highline Medical Center . This is a great event to help Highline Food.

Discussion ensued about the 1st Ave. S. project. It will cost about \$10,000 for each business to get hooked up to the new power grid. Ryan Warnes is working on options. They are not done with evaluation of options.

A discussion was held about ABC Radiator Company and some of the issues they have been experiencing. Dick Loman said that the City is aware of the situation, and that Zev Siegl is working to help this business owner recapture his customers. The owner has also been given a claim form to file with the City's insurance company. Harvey is concerned that others might be exposed when the utility work moves up the street.

Debra George asked whether the City is doing the same thing for others who have the same issues. Dick answered that we have no policy on making financial contributions to the businesses down there.

Debra mentioned that vaults were replaced at 156th & 157th Street last week. The vault in front of ABC Radiator was the first one they placed, and there were unexpected issues that came up.

Town Square Update – Dick Loman

Dick introduced: Denna Cline, NYHUS, who is working w/Urban Partners and Burien in coming up with a marketing program for Town Square. Denna Cline says that NYHUS is doing more of the PR and communications work than marketing. She introduced Kim Sharpe – Miller Condominium Marketing, who is in charge of the residential marketing at Burien Town Square.

Denna reviewed her PowerPoint presentation regarding the focus groups that were held in October of 2006. (See attachment).

Based on comments received we can identify some brand attributes for Burien. It is a visionary integrating, sustainable, diverse community. Burien is looking ahead much more than other communities.

Denna passed around a proposed Burien Town Square Logo and other point of sale artwork for all to see.

Prior to placing advertising beginning in March, they've started working with newspapers to get strategically located articles published now. Urban Partners will lease the storefront (old comic book store) across 152nd from Gottschalks. This will be built out as a sales center sometime in June. The sales center will include a 900 SF finished condo to tour, as well as a design center where people can select the finishes for their condos. Part of the sales center will give information/maps on Burien – what there is to do here, etc.

Denna suggested that after the sales center is built, BEDP have one of its meetings there, and the group could take a tour. They are still working on architectural renderings. Several papers and media sources will be utilized including online advertising and radio commercials.

As soon as the sales office opens, deposits will be taken on condos. Kim wants to get the full website launched at the same time the advertising campaign begins. Burientownsquare.com is the website where people can register to receive information, and look at current renderings. The price is slated to be between \$250,000 and \$500,000, depending on square footage.

CB Richards Ellis is considering who they want for retail. They will begin making announcements on retail tenants this spring.

Allison Clark from King County was invited to come this morning by Dick Loman. Highline Forum has charged the Southwest King County Economic Development Initiative cities (SKCEDI) to come up with a marketing program, and possibly a “brand” for South King County. Allison & Denna will be working together on this. Allison is charged with coming up with a meaningful and productive plan for South King County. One idea is a business attraction program for South King County: Burien, SeaTac, Tukwila, Des Moines, Normandy Park, Port of Seattle. This program would reach out to businesses via a marketing effort and media, doing tours for those in the real estate industry, etc. Allison is looking into the possibility of expanding the brand: “Seattle’s South Side” to see whether efforts to increase tourism and hotel occupancy may work beyond SeaTac and Tukwila.

Future Agendas – Partnership

At the February 9 meeting, Geri Fain will give a short presentation on the March 13th replacement levy vote for Highline School District. An update on Aviation High School and the great work the school district is doing will also be provided.

Karen Lautermilch will give a brief update of what’s going on at the hospital, including what are some of the goals as a new Regional Medical Center.

The Economic Development Outreach Subcommittee meeting will be after February 9, when Bob Ewing is back in town.

Advisory Board Member Expirations

Seven Advisory Board Members’ terms are expiring. They are: Tom Gehl, Debra George, Mark Minium, Doug Moreland, Karen Lautermilch, Ryan Warnes, and John Welch. Members need to reapply if they wish to be reappointed.

Work Program

This item is tabled until further notice. Dick Loman stated that he doesn't expect the work program will be drastically changed from last year. He will be asking the City Manager, who has some ideas, to talk about NERA in the near future

Round the Table

The City was reminded that Burien Residents Against Annexation provided information that they wanted Berk & Associates to consider. David Cline advised that this had been transmitted to Berk & Associates, and that Mike Martin had met with some members of BRAA.

- Doug Moreland mentioned that Discover Burien approved its contract with the City at its meeting the other night. It is now going back to the City Council for approval, since changes were made. Things are moving forward.
- Mark Minium – If possible, keep the 1st Ave. project on time; its getting harder and harder; anything that can speed along, helpful.
- Ryan Warnes announced that he will not be reapplying for BEDP Advisory Board. Personal and professional reasons were cited.
- Kevin Fitz commented that he will really miss Ryan and will miss him on the committee. He gave accolades for Ryan's work over the years.
- David Elliott echoed Kevin's comments. Ryan puts things out on the table for us, and has been a great asset to the community. He will be missed on this Committee.
- Nancy Damon stated that she will miss Ryan, too. Nancy announced that on Feb. 9th, Mark Benedum, new Highline Medical Center Administrator, will be the speaker at the luncheon of the SWKCC at Glen Acres. Lunch is at noon; 11:30-12:00 is registration.
- John Welch: Cedarhurst Elementary will open on time this fall; Shorewood Elementary will open in fall of '08. HSD had to increase the budget for both of these projects because of the rising cost of construction. John is working on the School Board and City Council going on a joint retreat to talk about partnering. He'd like to give a state of the union on Burien Schools possibly in March.
- Mark Minium announced that Butch Whitehead invites everyone to the 4-6PM, grand opening of Burien Nissan. This is a \$3.8 million dollar investment in Burien. Come out and support him, if you can.
- Debra: Empty Bowls – 4-7 Pm
- Jim Hughes was surprised to hear Ryan is leaving. Stated it was an honor having him around, and that Ryan is everything a business leader ought to be; and that he'll miss working with Ryan.

Adjourned: The meeting was adjourned at 8:35 AM

Next Meeting: February 9, 2007, 7:00 a.m.